

CITY of FREMONT

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	198,700
Annual Single-Family Units Permitted (1996-98, Avg.):	607
Annual Multi-Family Units Permitted (1996-98, Avg.):	523
Total Annual Residential Units Permitted (1996-98, Avg.):	1,129

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	N	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> 22. Community / Capital Facility Fees	Y
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input type="checkbox"/> 11. Sanitary Sewer Connection Fees	-	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input type="checkbox"/> 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

-see list at end⁴

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

No-most available land is either higher or lower density

ii. Expected Location of New Subdivision in this Jurisdiction:

Southeast Central Fremont
Mission Blvd. @ Driscoll

iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding,
-Common Amenities / Open Space:	-no common amenities; private open space requirement
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-sound, soils, seismic, geological, traffic, burrowing owl

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	104.07
Private Garage Valuation Price per Sq. Ft.	28.14
Total Valuation per Unit	271,431
Total Valuation per 25 Unit Subdivision Model	6,785,775

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit ¹		2,400
Zone Change Application Fee	included in Planned Development		-
Planned Development Fee	deposit ¹		4,800
Development Organization Plan Check Fee	deposit ¹		4,000
Tentative Map Fee	deposit ¹		4,800
Model Home Complex Review	deposit ¹		600
Environmental Assessment / Neg Dec Fee	deposit ¹		700
Subtotal Planning Fees			17,300

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	flat per unit	130	3,250
Building Permit Fee	schedule based on val'n	1485.16	37,129
Building Plan Check Fee (Model)	85% of Bldg Permit Fee (3 @ 1262.39/model)		3,787
Building Plan Check Fee (Production)	22 @ 30/lot	30	660
Landscape Plan Check Fee	flat per building	5	125
Improvement Plan Check Fee ²	4000 flat		4,000
Water Improvement Inspection	1% of Water Improvement val'n (28,925)		289
Sewer Improvement Inspection	1% of Sewer Improvement val'n (26,700)		267
Street, Storm Drain, Utilities Const. Inspection	3% of Improvement val'n (252,500)		7,575
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	27.14	679
Microfilm Fees	30 sheets @ 1/sheet		30
Electrical Permit Fee	2500sf @ .04/sf	100	2,500
Plumbing Permit Fee	flat per unit	80	2,000
Mechanical Permit Fee	flat per unit	80	2,000
Insulation Permit Fee	flat per unit	50	1,250
Grading Permit Fee	flat		135
Union Sanitary Dist. - Sewer Permit Fee	flat per unit	5	125

Union Sanitary Dist. - Sewer Plan Review	2.5% of Sewer Improvement val'n (26,700)	668	
Union Sanitary Dist. - Sewer Inspection	4% of Sewer Improvement val'n (26,700)	1,068	
Union Sanitary Dist. - Lateral Inspection (prop line-main)	40	1,000	
Union Sanitary Dist. - Lateral Inspection (prop line-bldg)	50	1,250	
Subtotal Plan Check, Permit & Inspection Fees		69,787	
viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Fremont USD - School Impact Fee	1.93 / sf	4,825	120,625
Alameda Co. Water Dist. - Water Impact Fee	flat per unit	4,860	121,500
Alameda Co. Water Dist. - Water Connect. Fee	flat per unit	3,300	82,500
Alameda Co. Flood Control - Storm Drain Fee ³	deposit		2,500
Union Sanitary Dist. - Sewer Impact Fee	flat per unit	2,618	65,450
City - Construction Tax	flat per unit	1,460	36,500
City - Capital Facilities Impact Fee	flat per unit	1,760	44,000
City - Local Traffic Impact Fees	flat per unit	1,614	40,350
City - Fire Services Fee	flat per unit	202	5,050
City - Park In-Lieu Fee	flat per unit	8,499	212,475
City - Park Facilities Fee	flat per unit	3,407	85,175
Subtotal Infrastructure, Impact & District Fees			816,125
x. Totals			
Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)			903,212
Total Fees per Unit (total from above / 25 units)			36,128

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	No - only about 1 per year are built		
ii. Expected Location of New Infill Unit in this Jurisdiction:	Northwest Fremont near Union City Beard Rd., between Whitehead & Mello		
iii. Expected Environmental Assessment Determination:	Categorical Exemption		
iv. Typical Jurisdictional Requirements for this Model:			
-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway		
-Typical Reporting:	-sound, soils, seismic, geological, traffic, burrowing owl		
v. Model Valuation Information:			
Single-Family Dwelling Unit Valuation Price per Sq. Ft.			104.07
Private Garage Valuation Price per Sq. Ft.			28.14
Total Valuation per Model			271,431
vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
None			0
Subtotal Planning Fees			0
vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	flat per unit	130	130
Building Permit Fee	schedule based on val'n	1485.16	1,485
Building Plan Check Fee	85% of Bldg Permit Fee	1262.39	1,262
Landscape Plan Check Fee	flat per building	5	5
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	27.14	27
Microfilm Fees	1 @ 1/plan		1

Electrical Permit Fee	2500sf @ .04/sf	100	100
Plumbing Permit Fee	flat per unit	80	80
Mechanical Permit Fee	flat per unit	80	80
Insulation Permit Fee	flat per unit	50	50
Grading Permit Fee	flat		135
Union Sanitary Dist. - Sewer Permit Fee	flat per unit	5	5
Union Sanitary Dist. - Lateral Inspection (prop line-main)		40	40
Union Sanitary Dist. - Lateral Inspection (prop line-bldg)		50	50
Subtotal Plan Check, Permit & Inspection Fees			3,450
viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Fremont USD - School Impact Fee	1.93 / sf	4,825	4,825
Alameda Co. Water Dist. - Water Impact Fee	flat per unit	4,860	4,860
Alameda Co. Water Dist. - Water Connec. Fee	flat per unit	3,300	3,300
Union Sanitary Dist. - Impact Fee	flat per unit	2,618	2,618
City - Construction Tax	flat per unit	1,460	1,460
City - Capital Facilities Impact Fee	flat per unit	1,760	1,760
City - Local Traffic Impact Fees	flat per unit	1,614	1,614
City - Fire Services Fee	flat per unit	202	202
City - Park In-Lieu Fee	flat per unit	8,499	8,499
City - Park Facilities Fee	flat per unit	3,407	3,407
Subtotal Infrastructure, Impact & District Fees			32,545
x. Totals			
Total Fees for Single-Family Infill Unit Model (total of subtotals above)			35,995

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:	Central Fremont Stevenson @ Liberty
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	
-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-no common amenities
-Affordable Housing Dedication:	- none required
-Project Management Requirements:	-Conditions of Approval; Management Agreement
-Typical Reporting:	-sound, soils, seismic, geological, traffic, burrowing owl
v. Model Valuation Information:	
Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	85.77
Private Garage Valuation Price per Sq. Ft.	28.14
Total Valuation per Unit	91,398
Total Valuation per 45 Unit Subdivision Model	4,088,520

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit ¹		2,400
Zone Change Application Fee	included in Planned Development		-
Planned Development Fee	deposit ¹		4,800
Development Organization Plan Check Fee	deposit ¹		4,000
Environmental Assessment / Neg Dec Fee	deposit ¹		700
Subtotal Planning Fees			11,900
vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Application Fee	flat per unit	130	5,850
Building Permit Fee	schedule based on val'n of ea bldg		17,957
Building Plan Check Fee	100% of Bldg Permit Fee		17,957
Landscape Plan Check Fee	flat per bldg	5	30
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	9.14	411
Microfilm Fees	30 sheets @ 1/sheet		30
Electrical Permit Fee	1000sf @ .03/sf	30	1,350
Plumbing Permit Fee	flat per unit	40	1,800
Mechanical Permit Fee	flat per unit	40	1,800
Insulation Permit Fee	flat per unit	15	675
Grading Permit Fee	flat		135
Union Sanitary Dist. - Sewer Permit Fee	flat per unit	5	225
Union Sanitary Dist. - Sewer Plan Review	2.5% of Sewer Improvement val'n (30,000)		750
Union Sanitary Dist. - Sewer Inspection	4% of Sewer Improvement val'n (30,000)		1,200
Union Sanitary Dist. - Lateral Inspection (prop line-main)		40	1,800
Union Sanitary Dist. - Lateral Inspection (prop line-bldg)		50	2,250
Subtotal Plan Check, Permit & Inspection Fees			54,220
viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
Fremont USD - School Impact Fee	1.93 / sf	1,930	86,850
Alameda Co. Water Dist. - Water Impact Fee	flat per unit	3,547	159,615
Alameda Co. Water Dist. - Water Connect. Fee	flat per unit	3,300	148,500
Union Sanitary Dist. - Impact Fee	flat per unit	2,618	117,810
City - Construction Tax	flat per unit	1,087	48,915
City - Capital Facilities Impact Fee	flat per unit	1,169	52,605
City - Local Traffic Impact Fees	flat per unit	1,216	54,720
City - Fire Services Fee	flat per unit	202	9,090
City - Park In-Lieu Fee	flat per unit	5,649	254,205
City - Park Facilities Fee	flat per unit	2,265	101,925
Subtotal Infrastructure, Impact & District Fees			1,034,235
x. Totals			
Total Fees for 45 Unit Multi-Family Model (total of subtotals above)			1,100,355
Total Fees per Unit (total from above / 45 units)			24,452

Notes: ¹ Deposits based on typical actual cost.

² Includes the Grading Plan Check.

³ Includes Design and Connection Review and Inspection.

⁴ Nexus Report List:

-Traffic Impact Fee Study Final Report for the City of Fremont (1991) - traffic impact fees

-Traffic Impact Fee Technical Report (1996) - traffic impact fees

- Park Dedication In Lieu Fees and Park Facilities Technical Fee Report (1995) - park fees
- Fire Impact Fee Technical Report (1995) - fire dept fees
- Capital Facilities Fee Technical Report (1995) - capital facilities program
- Amendment of the 1995 Capital Facilities Fee Technical Report (1999) - capital facilities program